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2009R-011179

PATRICIA A BROOKS
WARRICK COUNTY RECORDER
RECORDED AS PRESENTED ON
11/12/2009 02:50:27PM
REC FEE: 0.00
PAGES: 2

WARRICK COUNTY COMMISSIONERS ORDINANCE # 2009-26-2

PLAN COMMISSION DOCKET # PC-R-09-06

AN ORDINANCE TO AMEND THE WARRICK COUNTY, INDIANA
COMPREHENSIVE ZONING ORDINANCE BY REZONING CERTAIN
REAL ESTATE IN WARRICK COUNTY, INDIANA

**BE IT ORDAINED BY THE COUNTY COMMISSIONERS OF WARRICK
COUNTY, INDIANA:**

Section 1. That the Warrick County, Indiana Comprehensive Zoning Ordinance and the Warrick County Zoning District Maps dated February 1, 2005, and made a part of said Ordinance, be and the same are hereby amended as follows:

That the boundaries of the AGRICULTURAL (A), as shown on said Warrick County Zoning District Maps, be amended as to the following described real estate:

Part of the Southwest Quarter of Section 33, Township 6 South, Range 9 West of the Second Principle Meridian in Warrick County, Indiana and more particularly described as follows:

Commencing at the southwest corner of said quarter section, thence South 89 degrees 28 minutes 55 seconds East along the South line thereof a distance of 1,438.00 feet; thence North 00 degrees 25 minutes 07 seconds East a distance of 530.50 feet to a set Mag Nail and the Point of Beginning of this description; thence continuing North 00 degrees 25 minutes 07 seconds East a distance of 267.23 feet to a found PK Nail; thence South 88 degrees 59 minutes 44 seconds East a distance of 20.01 feet to a found concrete Right-of-Way Marker; thence North 04 degrees 52 minutes 56 seconds East a distance of 376.18 feet to a found concrete Right-of-Way Marker; thence North 37 degrees 01 minutes 21 seconds East a distance of 65.04 feet to a found Right-of-Way Marker on the South Right-of-Way of State Road 662; thence South 78 degrees 51 minutes 30 seconds East a distance of 276.85 feet along said Right-of-Way to a set 5/8-inch iron pin; thence South 00 degrees 25 minutes 07 seconds West a distance of 643.39 to a set 5/8-inch iron pin; thence North 89 degrees 28 minutes 55 seconds West a distance of 360.08 feet to the true Point of Beginning and containing 5.2003 acres, more or less.

Subject to the Right-of-Way of Pollack Avenue and all recorded easements and Rights-of-Way.

which real estate is now zoned and classified as part of the A
District, as shown on the aforesaid Warrick County Zoning District Maps, so that said above described real estate shall be and the same is hereby rezoned and reclassified from said A District to said C-4 District.

Section 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 3. This Ordinance shall be in full force and effect from and after its passage by the Board of Commissioners of the County of Warrick, State of Indiana.

Don Wilk
President

Don Haffner
Member

Tim Morley
Member

ATTEST:

[Signature]
County Auditor

11-9-09
Date Approved

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.

[Signature]
Signature

STEVEN A. SHERWOOD
Printed Name

This document prepared by STEVEN A. SHERWOOD, PE, LS

FILED

AUG 21 2009

Receipt No. N/C

WARRICK COUNTY
AREA PLAN COMMISSION

PETITION

FOR CHANGE OF THE ZONING ORDINANCE MAPS

PC-R- 09-06

Petitioner: TOWN OF CHANDLER

Address: 417 E. JEFFERSON ST.

BY: S. ANTHONY LOOG, ATTORNEY

CHANDLER, IN 47610

Owner of Record: TOWN OF CHANDLER

Address: " " "

" " "

Lessee: —

Address: —

1. Petition is hereby made for the change of "Zoning Maps" of the City or Town of CHANDLER (). County of Warrick (✓), (Check One), State of Indiana, under the authority vested in the Warrick County Area Plan Commission by Chapter 138, Article V, Section 51 and of the 1957 Act of the General Assembly, as amended, State of Indiana.
2. Premises affected are situated on the EAST side of POLLACK AVE. (5600) a distance of -0- feet S (S. W. N. E.) of the corner formed by the intersection formed by SR 662 and POLLACK AVE. (5600)

Subdivision or Legal Description:

Part of the Southwest Quarter of Section 33, Township 6 South, Range 9 West of the Second Principle Meridian in Warrick County, Indiana and more particularly described as follows:

Commencing at the southwest corner of said quarter section, thence South 89 degrees 28 minutes 55 seconds East along the South line thereof a distance of 1,438.00 feet; thence North 00 degrees 25 minutes 07 seconds East a distance of 530.50 feet to a set Mag Nail and the Point of Beginning of this description; thence continuing North 00 degrees 25 minutes 07 seconds East a distance of 267.23 feet to a found PK Nail; thence South 88 degrees 59 minutes 44 seconds East a distance of 20.01 feet to a found concrete Right-of-Way Marker; thence North 04 degrees 52 minutes 56 seconds East a distance of 376.18 feet to a found concrete Right-of-Way Marker; thence North 37 degrees 01 minutes 21 seconds East a distance of 65.04 feet to a found Right-of-Way Marker on the South Right-of-Way of State Road 662; thence South 78 degrees 51 minutes 30 seconds East a distance of 276.85 feet along said Right-of-Way to a set 5/8-inch iron pin; thence South 00 degrees 25 minutes 07 seconds West a distance of 643.39 to a set 5/8-inch iron pin; thence North 89 degrees 28 minutes 55 seconds West a distance of 360.08 feet to the true Point of Beginning and containing 5.2003 acres, more or less.

Subject to the Right-of-Way of Pollack Avenue and all recorded easements and Rights-of-Way.

3. Located in Zone District Designated as: (Circle one or show one.)

City or Town: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., A. R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2, C-3, C-4, W-R, W-1, M-1, M-2, M-3, PUD.

4. Requested change to: (Circle one or Show one.)

City or Town: F.P., CON., A., R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-3, R-O, C-1, C-2, C-3, C-4, W-R, M-1, M-2, PUD.

County: F.P., CON., A. R.S., R-1, R-1A, R-1B, R-1C, R-1D, R-2, R-2A, R-2B, R-3, R-O, R-MH, C-1, C-2, C-3, C-4, W-R, W-1, M-1, M-2, M-3, PUD.

5. Existing Land Use: FIELD
(a.) Conforming: _____
(b.) Pre-Existing ~ Non-Conforming: _____
(c.) Conditional Use: _____

6. Proposed Land Use: ^{BALL} BASEFIELD(S) OR POTENTIAL OTHER C-4 USES
NOT KNOWN AT THIS TIME.

Certificate: - Owner hereby certifies that he/she owns 50% or more of the land above described.

Petitioner: TOWN OF CHANDLER

Owner: TOWN OF CHANDLER

Represented By: [Signature]

Phone: 897-6868

Date: 8-19-09

*** NOTICE OF PUBLIC HEARING ***

Date: _____

PC-R- 09-06

Applicant: TOWN OF CHANDLER
BY: S. ANTHONY LONG, ATTORNEY
Address: 417 E. JEFFERSON ST.
CHANDLER, IN 47610

Owner of Record: TOWN OF CHANDLER
Address: 417 E. JEFFERSON ST.
CHANDLER, IN 47610

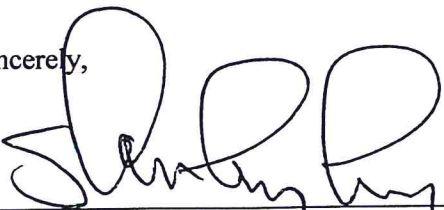
Re: Petition for: REZONING ± 5.2 ACRES FROM
AGRICULTURAL (A) TO C-4.

Dear: ADJOINING PROPERTY OWNER:

This letter will serve notice to you of scheduled hearing/s of a petition for REZONING which has been filed with the Warrick County Area Plan Commission.

PREMISES AFFECTED: Property located on the EAST side of POLLACK AVE.
Approximately 0 feet - miles SOUTH of the intersection formed by SR 662
and POLLACK AVE. OHIO Twp. Lot No. N/A In
N/A Subdivision (if applicable).

AREA PLAN COMMISSION hearing to be held in the Commissioners Meeting Room,
Third Floor, Courthouse, Boonville, Indiana. Hearing to be held at 6:00 P.M. on Monday,
SEPT. 14th, 2009.

Sincerely,


Applicant and/or Owner
Attorney for Applicant
BY: S. Anthony Long

FILED
AUG 21 2009
WARRICK COUNTY
AREA PLAN COMMISSION

WARRICK COUNTY COMMISSIONERS ORDINANCE # _____

PLAN COMMISSION DOCKET # PC-R-09-06

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President

Member

Member


ATTEST:

BOARD OF COMMISSIONERS
WARRICK COUNTY, INDIANA

County Auditor

Date Approved

I affirm under the penalties for perjury, that I have taken reasonable care to redact each social security number in this document, unless required by law.



Signature

STEVEN A. SHERWOOD

Printed Name

This document prepared by STEVEN A. SHERWOOD, PE, LS

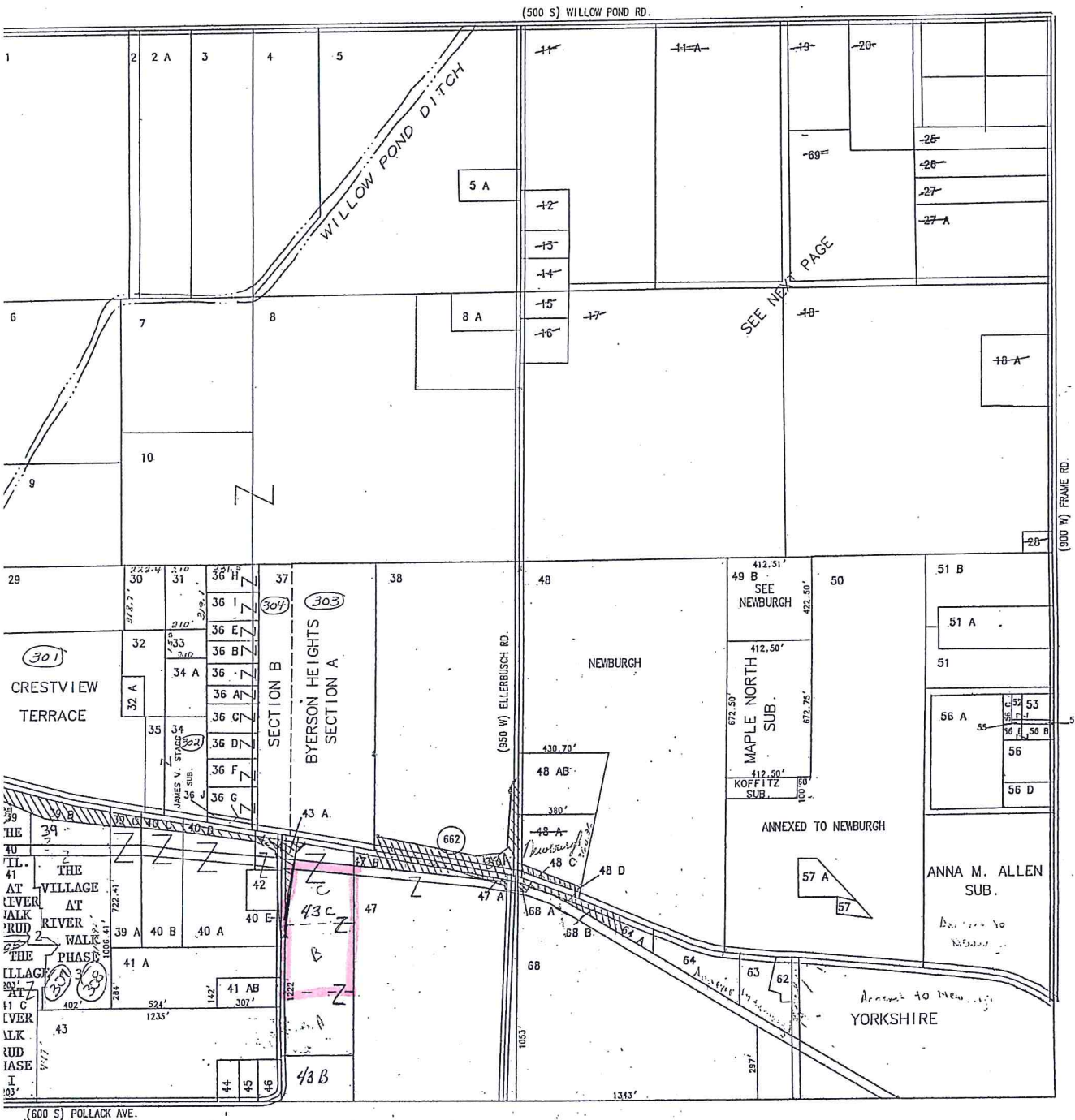
ASSESSORS PLAT BOOK FOR OHIO TOWNSHIP, TOWN OR CITY

SECTION 33 TOWNSHIP 6S RANGE 9W U. S. LAND SURVEY

BLOCK SCALE ONE INCH = 500 FEET ADDITION



DRAWN 7-20-99



0410 33-6-9

1

2

3

4

BYERSON DR.

POWELL AVE

11

10

9

FILED

AUG 21 2009

WARRICK COUNTY
AREA PLAN COMMISSION

7

SW. COR
SW 1/4
33-6-9

S. 89° 28' 55" E.
1438.0'

P.O.B.

N. 89° 28' 55" W. - 360.08'

N. 00° 25' 07" E.
530.5'

6

PLAT

S. 78° 51' 30" E. - 276.85'

N. 37° 01' 21" E.
65.04'

N. 04° 52' 56" E. - 376.18'

307.24'

68.94'

S. 88° 59' 44" E.
20.01'

797.63'

N. 00° 25' 07" E. - 267.23'

S. 89° 28' 55" E.
334.71'

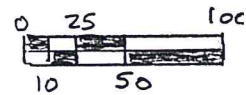
307.59'

S. 00° 25' 07" W. - 643.39'

335.80'



SCALE: 1" = 100'

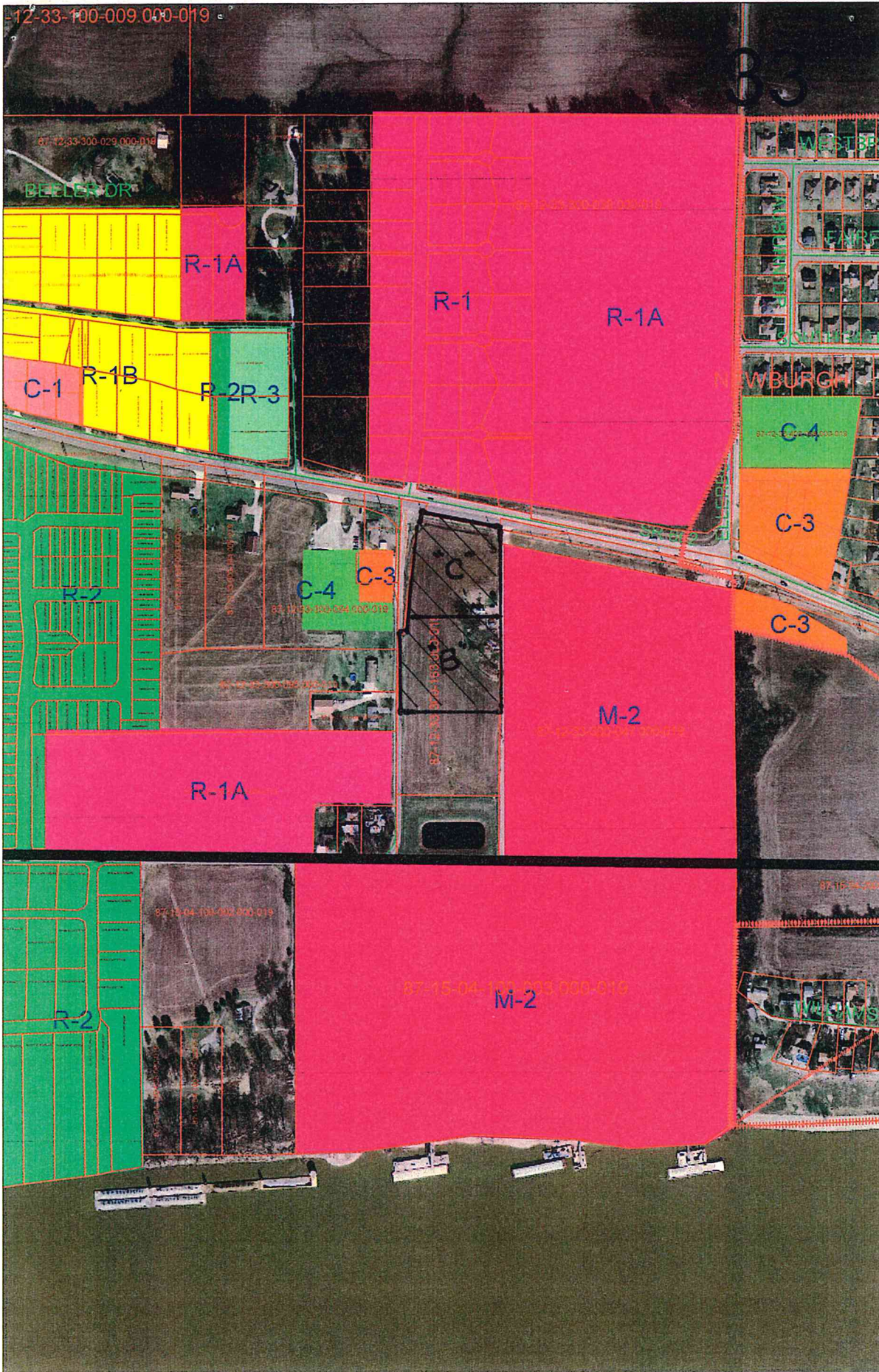


○ - ADJOINER
INFORMATION
(SEE ATTACHED)

TOTAL
ACREAGE
= 5.2003±

5

-12-33-100-009.000-019



Sections



Roads



Zoning

Feature Name:

f-p



con



a



r-s



r-1a



r-1b



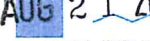
r-1c



r-1d



r-1



r-o



c-1



c-2



c-3



c-4



W-r

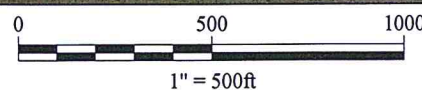


m-1



FILED
AUG 21 2009
WARREN COUNTY
AREA PLAN COMMISSION

WTH
ENGINEERING



REZONING ADJOINING PROPERTY OWNER INFORMATION

<u>Map Location</u>	<u>Name and Address</u>	<u>Auditor Tax Code</u>
1	Schlachter, Michael & Beth 5733 Byerson Drive Newburgh, IN 47630	87-12-33-304-010.000-019
2	Barron, Stanley & Jackson Andra G. 5722 Byerson Drive Newburgh, IN 47630	87-12-33-303-024.000-019
3	Brown, Robert H. Jr. & Deanna K. 9677 Mariview Court Newburgh, IN 47630	87-12-33-303-023.000-019
4	Claridge, Alan E. & Sandra K. 9655 Mariview Court Newburgh, IN 47630	87-12-33-303-025.000-019
5	Mulzer Crushed Stone Inc. 705 Sixth Street Tell City, IN 47586	87-12-33-300-047.000-019
6	Town of Chandler 417 E. Jefferson Street Chandler, IN 47610	87-12-33-300-163.000-019
7	Miller, Fred Leo & Trudy Jo 5911 N. Pollack Avenue Newburgh, IN 47630	87-12-33-300-096.000-019
8	Mangold, William J. & Williams, Lona F. 5877 N. Pollack Avenue Newburgh, IN 47630	87-12-33-300-095.000-019
9	Williams, Victor M. & Jeanette 9755 SR 662 Newburgh, IN 47630	87-12-33-300-094.000-019
10	Williams, Victor M. & Jeanette	87-12-33-300-042.000-019
11	Williams, Victor M. & Jeanette	87-12-33-300-125.000-019

(12)

MONTE WILLIAMS TRUST
LIFE ESTATE LAVERN WILLIAMS 87-12-33-300-013.000-019
4122 Court Fleet Dr.

September 23, 2009

Robert H. Brown, Jr.
9677 Mariview Ct.
Newburgh, IN 47630

RE: Waterworks 1 Minor Subdivision PC-R-0906

5.2 acres from Agricultural to C-4

To Whom It May Concern:

My name is Robert Brown and my wife and I reside at 9677 Mariview Ct. which is located in Byerson Heights subdivision directly north of said rezoning area. We are adamantly opposed to this rezoning petition for numerous reasons. It is my understanding that a detailed drawing showing location of existing structures and proposed improvements within 500 feet surrounding area to be rezoned be provided and available to you and existing residents. I attended the meeting on September 14, 2009 and was told that this information was not available and might not be available at the upcoming meeting on October 19, 2009. Without knowing all the important facts that this document would provide, how can this petition be approved not knowing how this information would affect existing residents. Four years ago when my wife and I purchased our property had this facility been erected we would have never made the purchase. There are no current provisions to protect the established residents from the disruption of noise, lighting and traffic that this will incur. If a ballpark or other structure is erected it will be impossible to protect us from above mentioned problems. No barrier or buffer can be erected to help us. If said rezoning is approved this will dramatically reduce the value of our property. I ask you, would you want said project placed directly adjacent to your backyard?

Please consider all the facts and how they will affect the existing landowners.

Thank you

Sincerely,

